

FOR LEASE



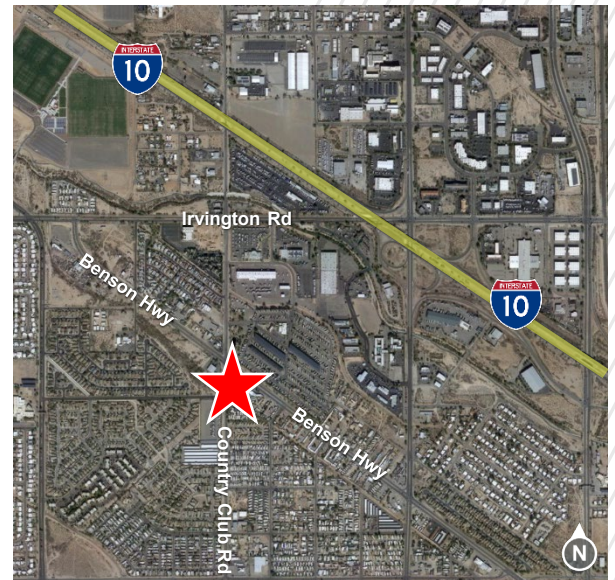
Free Standing Building at Country Club  
3102 E Benson Hwy  
Tucson, AZ 85706



### PROPERTY HIGHLIGHTS

- Signalized intersection
- Freestanding identity
- Close proximity to Interstate 10
- Densely populated area
- Access from to major arterials
- Excess land available
- No use restrictions in place
- Available for occupancy  
January 1, 2024

<b>BUILDING SF</b>	2,778 SF
<b>LEASE RATE</b>	\$5,750/Month NNN
<b>LAND SF</b>	19,602 SF - Excess land available
<b>YEAR BUILT</b>	1989
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	8,456 VPD (2022)
<b>SIGNAGE TYPE</b>	Building
<b>1-MILE (POP.)</b>	13,388
<b>3-MILE (POP.)</b>	70,760
<b>MED. INCOME</b>	\$41,164
<b>SPACE USE</b>	Retail



**GREG FURRIER**  
Principal  
+1 520 909 6111  
[gfurrier@picor.com](mailto:gfurrier@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

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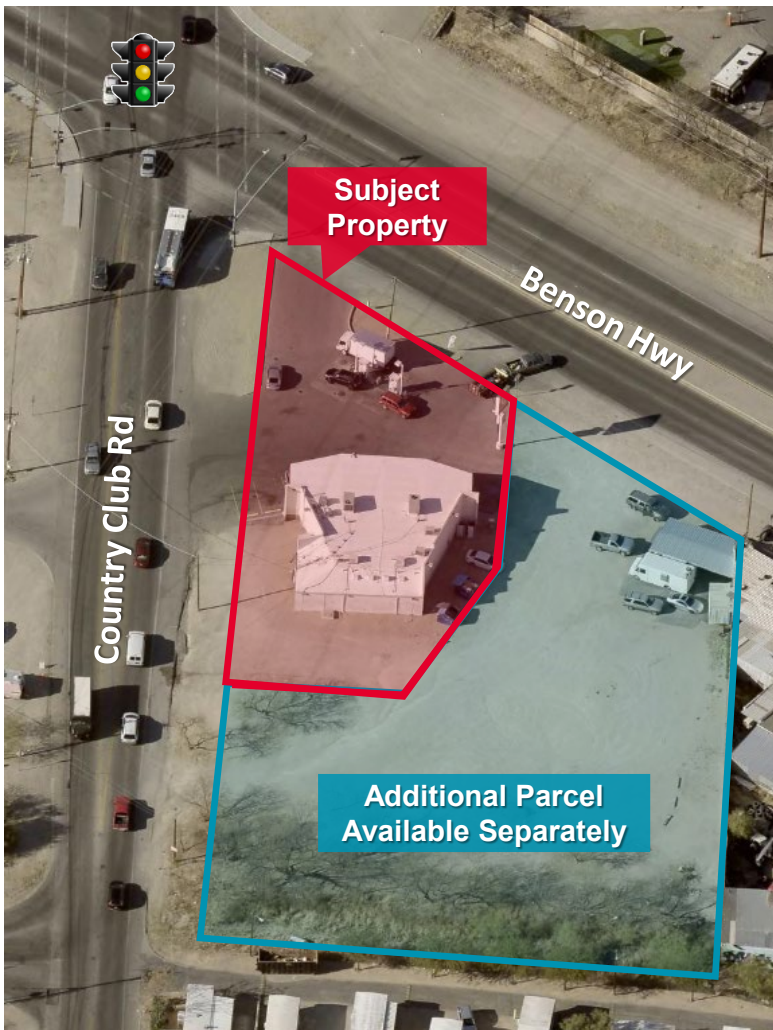


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LEGAL INFORMATION

TAX PARCEL ID	140-05-009B
2021 RE TAXES	\$5,495.89
ZONING	MU



GREG FURRIER  
Principal  
+1 520 909 6111  
gfurrier@picor.com

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